



# Department of Community Development

## Feb 22, 2016



# Osterly Park Townhomes Public Hearing Final Plat Phase 1



# Presentation Overview

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- Review Process
- Background Information – Site and Project
- Preliminary Plat Approval by Board of Architectural Review
- Final Plat Approval by City Council



# What is a townhouse?

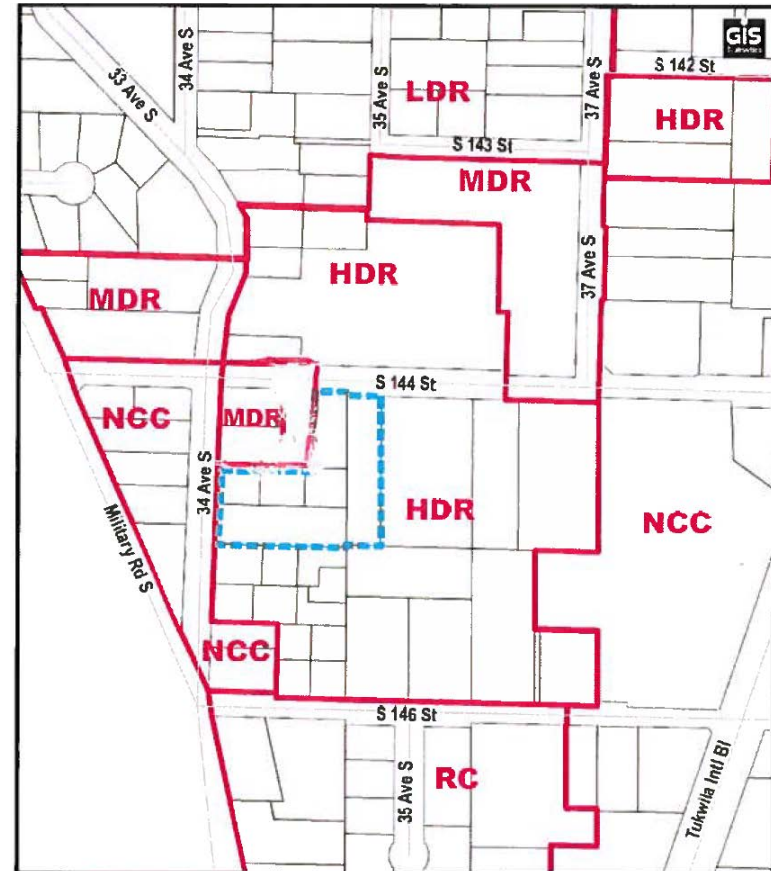
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- Ordinance 2199 was adopted in March 2008 allowing development of zero lot line and fee simple townhomes in MDR and HDR zoning districts. A townhome is a type of residential development in which individual dwelling units are attached along at least one common wall to at least one other dwelling unit



# Review Process

- Townhouse Development Allowed in MDR and HDR zoning districts
- Multifamily Structures over 1500 SF require BAR approval (Townhouse Design Manual)
- Preliminary Plat and Design Review Hearing combined. Board of Architectural Review Decision issued.





# Review Process - Subdivision

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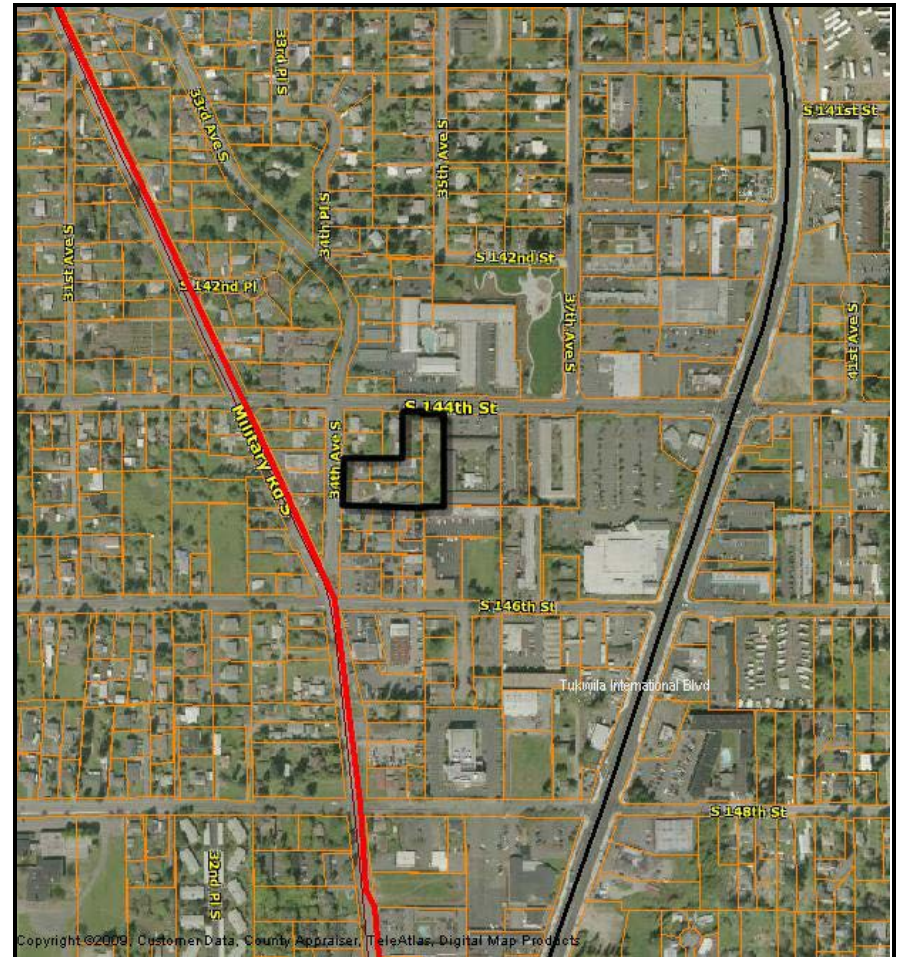
- Preliminary Plat approval granted by Planning Commission for subdivisions of more than 10 lots or unit lots
  - After Preliminary Plat approval, developer applies for PW permit to install utilities and access
- Final Plat approval granted by City Council and recorded with King County after all conditions of Preliminary Plat are completed
  - After Final Plat approval, developer applies for building permits to construct townhomes
  - The subdivider may develop and record the subdivision in phases.





# Project Location

- Cascade View Neighborhood
- Zoning: High-Density Residential





# Surrounding Development







# Existing Development



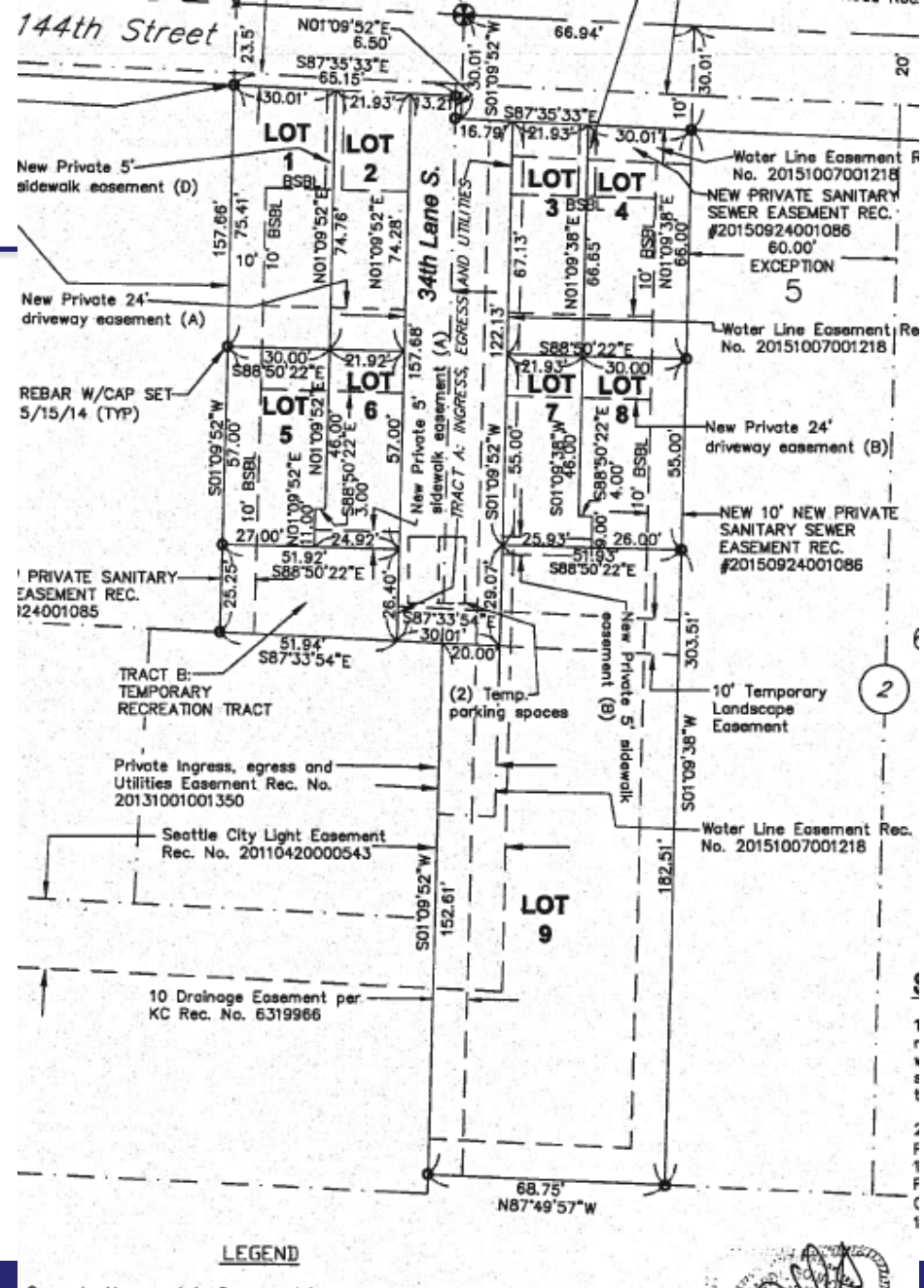






# Phase 1

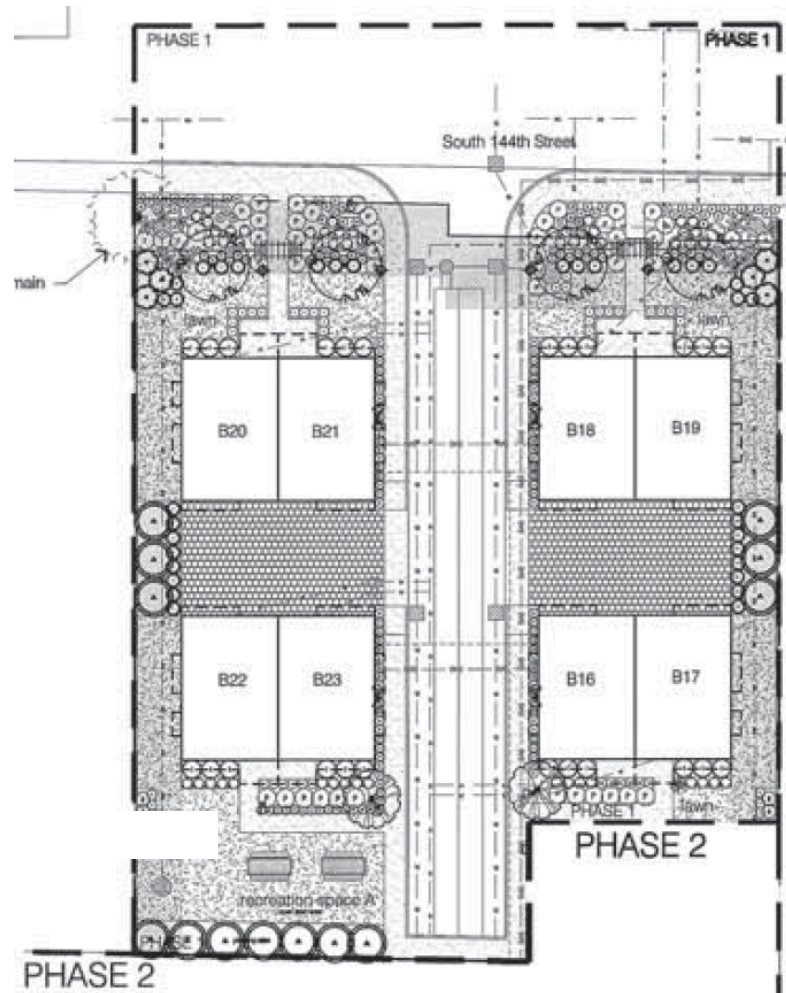
- 9 Lots with 8 Unit lots.
- Tract A – Access and Utilities
- Tract B – Phase I Recreation Area
- Easements
- Codes, Covenants, & Restrictions include maintenance of common areas





## Phase 1

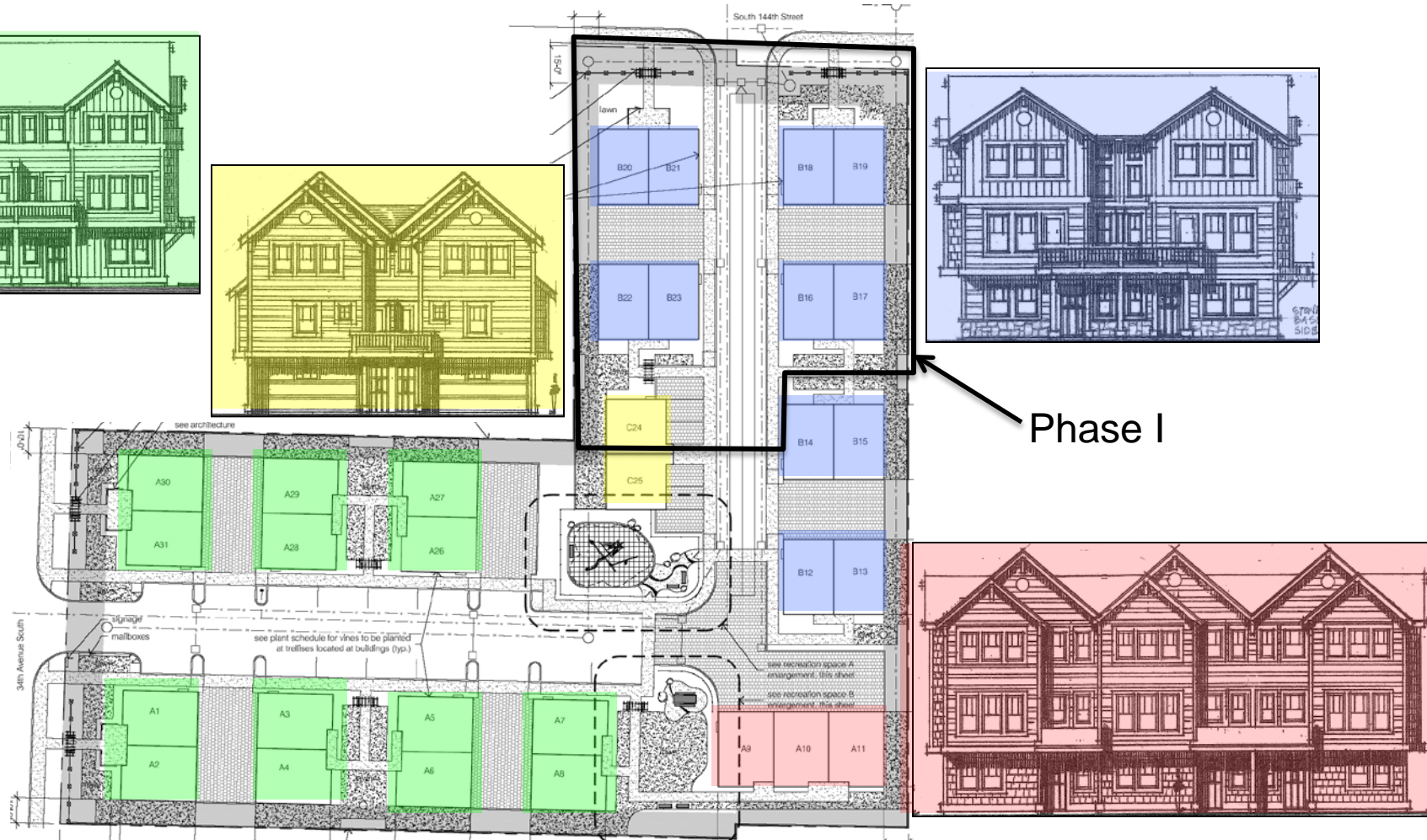
### Phase I



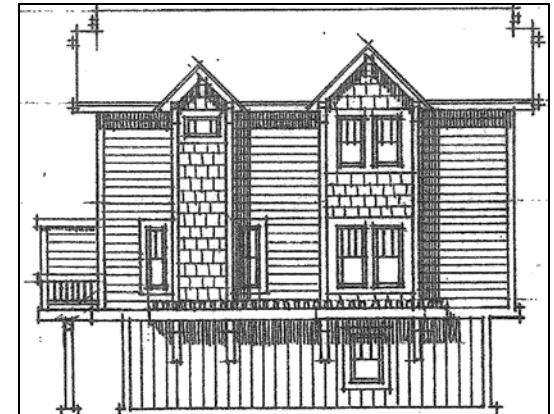
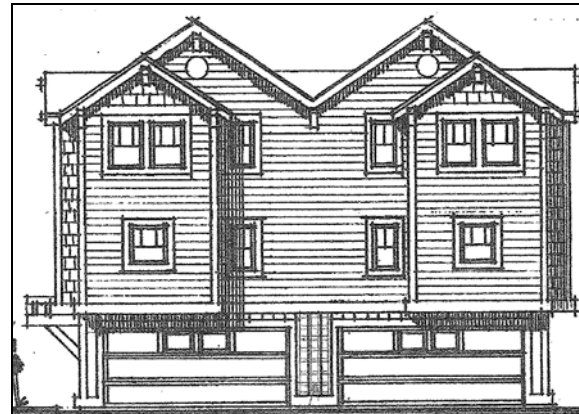
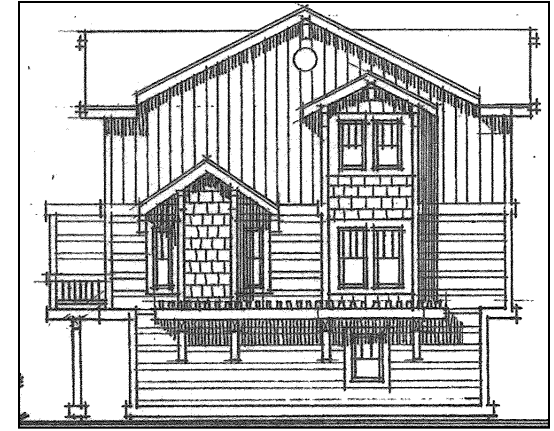




# Building Design



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# Final Plat for Phase 1

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The proposed final plat meets Tukwila Municipal Code requirements for final plats,

TMC 17.14.030 C. Criteria for Final Plat:

- The proposed plat bears the required certificates and statements of approval.
- A title insurance report furnished by the subdivider confirms the title of the land and the proposed subdivision is vested in the name of the owner(s) whose signature appears on the plat certificate.
- Facilities and improvements required to be provided by the subdivider have been completed for Phase 1. Landscaping and other improvements that could be damaged due to construction of the townhomes shall be provided prior to final inspection of the building permits.
- Land surveyor has signed the plat.
- The plat is in conformance with the approved preliminary plat.
- The plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary approval.

Phasing:

- The proposed plat complies with the phasing requirements listed under TMC 17.14.040.



# Staff Recommendation

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- Approval of the Final Subdivision application for Phase 1 of the Osterly Townhome project.
- Sample Motion:

*I move to approve project number L14-0066 based on the findings and conclusions contained in the staff report dated February 17, 2016 as amended during the City Council deliberations.*